



3/88-90 Main Street, Blackburn

Additional Information

Land size: 300sqm. (Approx.)
 Design by the renowned Terry Harris
 Exquisite leadlight entry
 Beautiful timber tiling
 Quality carpet
 Cathedral ceilings
 Open plan family and dining zone
 Stone Kitchen
 Blanco and Fisher & Paykel stainless steel appliances
 Master bedroom with ensuite
 Sizeable courtyard
 Hydronic heating
 Central cooling
 Ducted vacuum
 Secure alarm
 Double remote garage
 Large attic storage
 Low body corporate fees

Potential rental return

\$500.00 - \$550.00 per week approx.

Auction

Saturday 3rd February at 11am

Contact

Christine Bafas – 0427 835 610
 Cameron Way – 0418 352 380

Close proximity to

Schools

Laburnum Primary School – Zoned – 1.6km
 Box Hill High School – Zoned – 2.4km
 Blackburn Primary School – 2km
 St Thomas The Apostle Primary School – 2.4km

Shops

Blackburn South Shopping Strip – 350m
 Blackburn Station Village – 1km
 Forest Hill Chase – 1.7km
 Blackburn North Shopping Centre – 3km
 Box Hill Central – 4.1km

Parks

Furness Park – 500m
 Morton Park – 1.4km
 Kalang Park – 850m
 Blackburn Lake Sanctuary – 1.9km

Transport

Blackburn Station – 1km
 Laburnum Station – 2.4km
 Bus Route 703 – Main Street – Brighton to Blackburn
 Bus Route 736 – Central Road – Mitcham to Blackburn
 Bus Route 765 – South Parade – Mitcham to Box Hill

Terms

10% deposit, balance 60 days or other such terms that the vendors have agreed to in writing prior to the commencement of the auction.

Chattels

All fixed floor coverings, window furnishings and light fittings.

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

3/88-90 Main Street, Blackburn Vic 3130

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$664,000

House

Unit

X

Suburb

Blackburn

Period - From 01/07/2017

to

30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 1/436 Middleborough Rd BLACKBURN 3130 | \$980,000 | 19/06/2017 |
| 2 | 1/5 Orchard Gr BLACKBURN SOUTH 3130 | \$940,000 | 17/06/2017 |
| 3 | 1/7 Main St BLACKBURN 3130 | \$917,500 | 04/09/2017 |

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  2  2

Rooms:

Property Type: Unit

Land Size: 300 sqm approx

Agent Comments

Comparable Properties



1/436 Middleborough Rd BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$980,000

Method: Private Sale

Date: 19/06/2017

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 288 sqm approx



1/5 Orchard Gr BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

 3  2  1

Price: \$940,000

Method: Private Sale

Date: 17/06/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 308 sqm approx



1/7 Main St BLACKBURN 3130 (REI/VG)

Agent Comments

 3  2  2

Price: \$917,500

Method: Private Sale

Date: 04/09/2017

Rooms: 5

Property Type: Townhouse (Single)

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or **enquires@oaic.gov.au**.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.